

Site Selection – Sustainability Appraisal / Strategic Environmental Assessment

Spatial Area:	N&T	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	NEW045	Site Address:	Coley Farm, Stoney Lane, Ashmore Green	Development Potential:	75 dwellings (2.5ha at 30dph)
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Key: Effects of option on SA objectives

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Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative

SA Objective	Criteria	Effects of option on SA objectives	Justification for assessment:	Mitigation / enhancement	Comment <small>inc. reference to Social, Economic and Environmental Sustainability</small>
2. To improve health and well being and reduce inequalities	Will it support and encourage healthy, active lifestyles?	+	Site is close to local services and facilities as well as open countryside and near to the local recreation ground.		The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. There are limited opportunities for access to sports facilities and little impact on GI, therefore overall this site is unlikely to have an impact on any aspect of sustainability.
	Will it increase opportunities for access to sports facilities?	?	The site is not very close to formal sports facilities, although there is a recreation ground within walking distance of the site.		
	Will it protect and enhance green infrastructure across the district?	0	The site is close to local amenity space, but it is unlikely that the development would impact on GI		
3. To safeguard and improve accessibility to services and facilities	Will it improve access to education, employment services and facilities?	+	The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.		The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities. This means that the site could have a positive impact on the district's economic sustainability.
4. To improve and promote opportunities for sustainable travel	Will it increase travel choices, especially opportunities for walking, cycling and public transport?	+	The site is located within Newbury. There are a number of public transport options, including a bus route pass the site and a railway station (Newbury Racecourse) approximately 3km from the site. Newbury station is just over 3km from the site. There are a number of		The site is close to local services and facilities which encourage walking or cycling, and therefore have a positive impact on environmental and social sustainability.

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			opportunities for walking and cycling to local services and facilities.		
	Will it reduce the number of road traffic accidents and improve safety?	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.		
5. To protect and enhance the natural environment	Will it conserve and enhance the biodiversity and geodiversity assets across West Berkshire?	?	There are trees with TPOs along the southern boundary with NEW105. Potential for birds and reptiles	An extended Phase 1 Habitat Survey required in relation to birds and reptiles	The site is open and rural in nature, therefore development could have a negative impact on this element of environmental sustainability. Mitigation works, including appropriate landscaping could help to reduce this impact.
	Will it conserve and enhance the local distinctiveness of the character of the landscape?	-	The site is rural in nature, especially to the north.	Landscaping work may be required. Potential to only develop the southern part of the site.	
6. To ensure that the built, historic and cultural environment is conserved and enhanced	Will it conserve and enhance the local distinctiveness of the character of the built environment?	0	Development is adjacent to existing residential development, although would extend the building line to the north.		The site is unlikely to have an impact on any aspect of sustainability.
	Will it conserve and enhance the significance of the District's heritage assets?	0	No previous work on archaeology has been done on the site.	Archaeological assessment would be required.	
	Will it promote, conserve and enhance the District's cultural assets?	0	The site is close to cultural facilities in Newbury, but unlikely to have an impact		
	Will it provide for increased access to and enjoyment of the historic environment?	0	The site is close to historical features, but unlikely to have an impact.		
7. To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire	Will the site be at risk from, or impact on, air quality?	0	Unlikely to have an impact on air quality		The site is unlikely to have an impact on any aspect of sustainability.
	Will the site be at risk from, or impact on, noise levels?	0	Unlikely to have an impact on noise		
	Will there be an impact on soil quality?	0	Unlikely to have an impact on soil quality		
	Will there be an impact on water quality?	0	Unlikely to have an impact on water quality.		
8. To improve the efficiency of land use	Will it maximise the use of previously developed land	-	Site is Greenfield		The site could have a negative impact on

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	and buildings?				environmental sustainability as it is a greenfield site.
10. To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change	Will it reduce West Berkshire's contribution to greenhouse gas emissions?	?	The level of impact depends on location, building materials / construction, transport / design	Mitigation could also include Transport Assessment / Travel Plans.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability.
	Will the site be subject to / at risk from flooding	?	The eastern edge of the site is adjacent to an area of surface water flood risk.	SUDs would be required on site	There is no flood risk on the site itself which has a positive impact on sustainability. The site is adjacent to an area of surface water flood risk which could have an impact on flooding on the site, and therefore have a negative impact on sustainability unless suitable mitigation measures are provided.

Summary

There are no significant, sustainability impacts from this site. The site is close to local services and facilities, with opportunities for walking and cycling and good access to the countryside. All of these aspects have a positive impact on sustainability. There are potential negative impacts on environmental sustainability due to the rural location of the site and potential impact on the landscape. Mitigation measures would reduce this impact, by providing appropriate landscaping.

Summary of effects:

Effect: Predominantly neutral

Likelihood: High

Scale: Newbury and Thatcham spatial area

Duration: Permanent

Timing: Short to Long term